

Bella Coola

JAMESTOWN, STRATHPEFFER, IV14 9ER



STUNNING 3 BEDROOM DETACHED VILLA WITH
PANORAMIC VIEWS TO THE REAR



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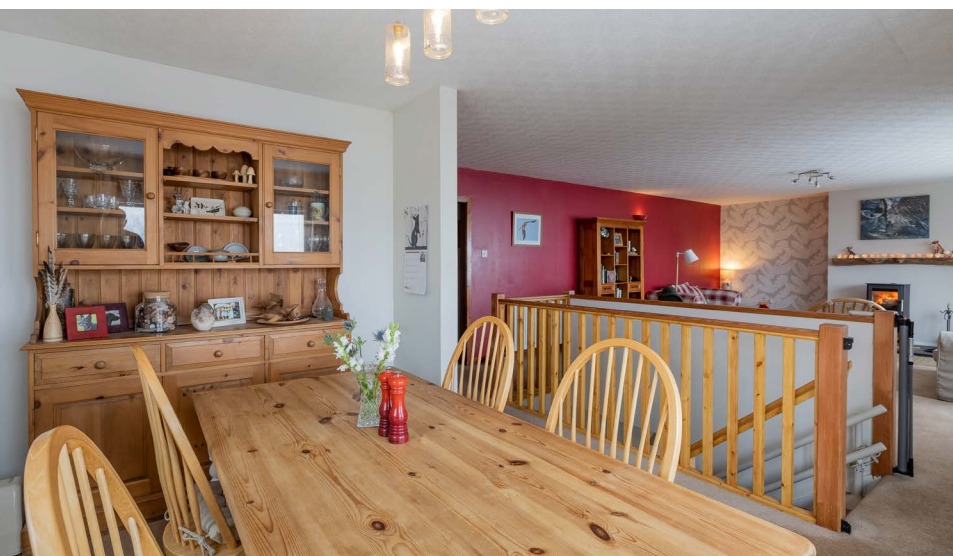
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McEwan Fraser Legal is delighted to present this 3 bedroom detached villa. The property has been improved internally and externally during the sellers' ownership, including a new heating system, brand new porch at the front of the property and decorated and updated throughout. The lounge area that is almost the entire rear of the property showcases uninterrupted panoramic views of the countryside, it truly is a "wow" moment when you see it for the first time.

THE LOUNGE

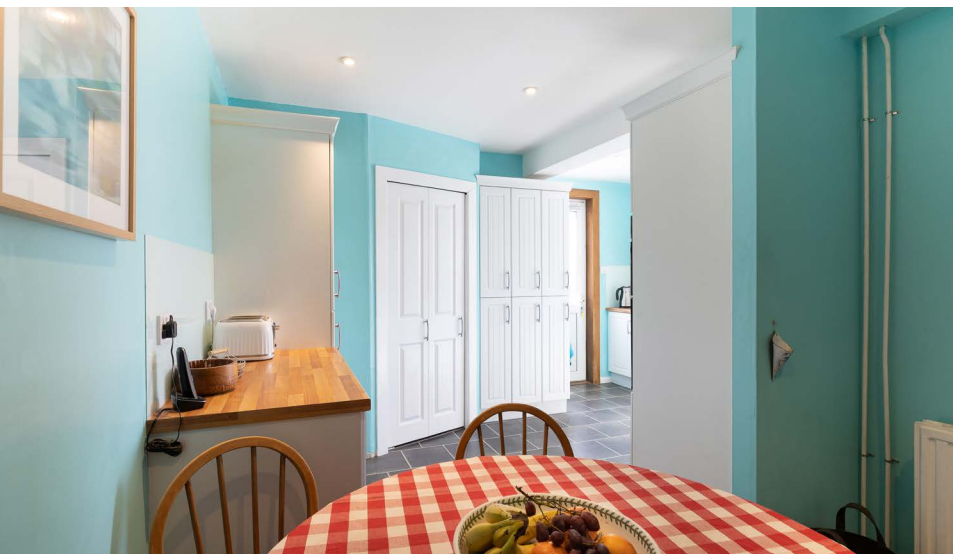


Inside, the property comprises of:

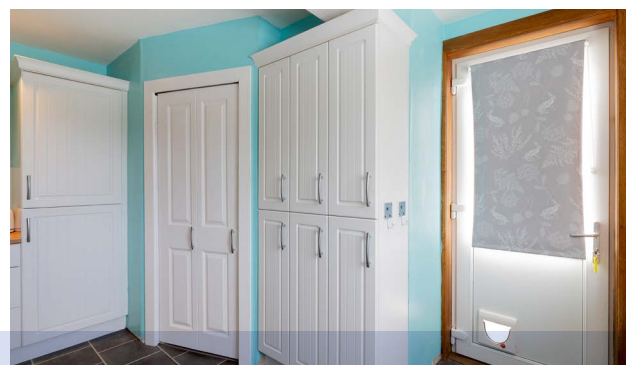
- A large open plan lounge/diner area that spans the entire back of the property with panoramic views



THE KITCHEN



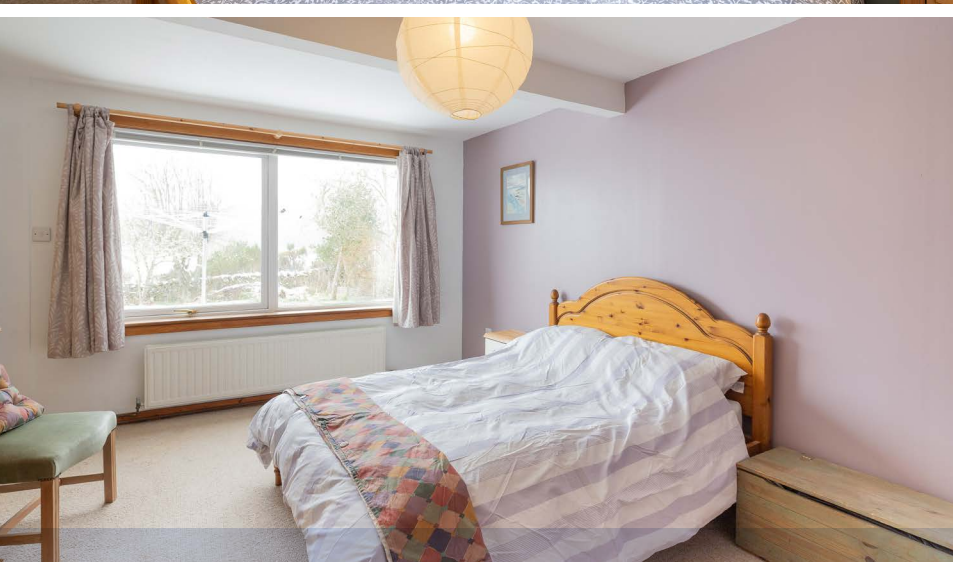
- Kitchen with garden and countryside views, with space for a breakfast seating area



THE BEDROOMS



- 3 double bedrooms with built-in storage
- Plenty of cupboard storage throughout the property





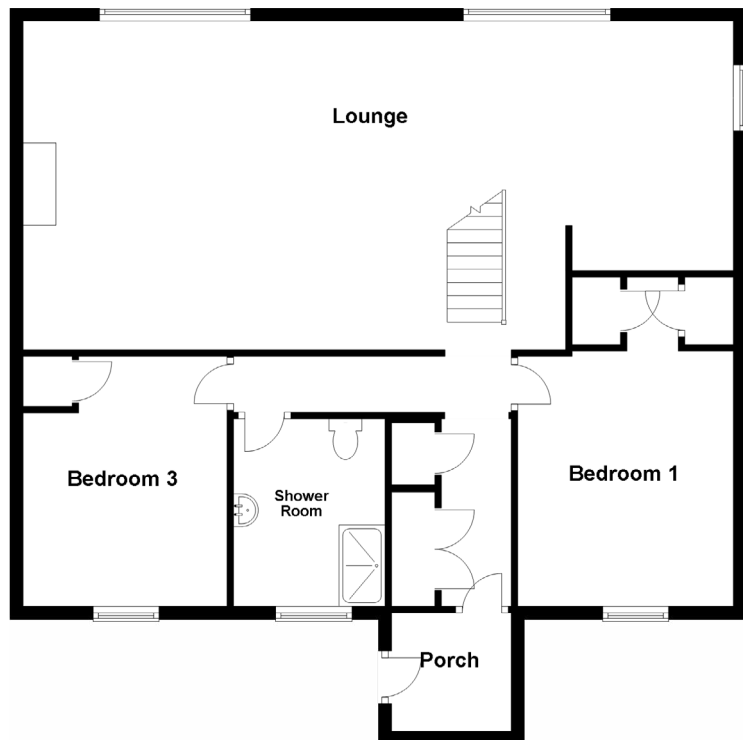
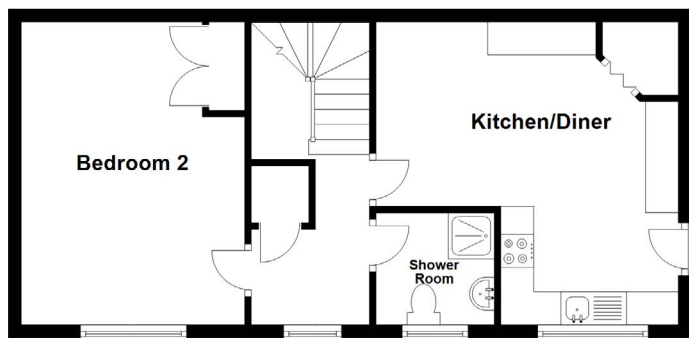
- Wet room style shower room
- Shower room

THE BATHROOMS



In addition to this, the property includes driveway parking, a large porch newly renovated, a rear garden with stunning views and landscaped with different sections so you can certainly chase the sun during those warmer months, or spend your afternoons feeding Kite at the bottom of the garden This is a rare opportunity to acquire a rural property in a fantastic location that is only 20 miles from the city centre of Inverness and only 4 miles from Dingwall for local amenities, its the perfect balance of Country living with day to day convenience.

PROPERTY VIEWS

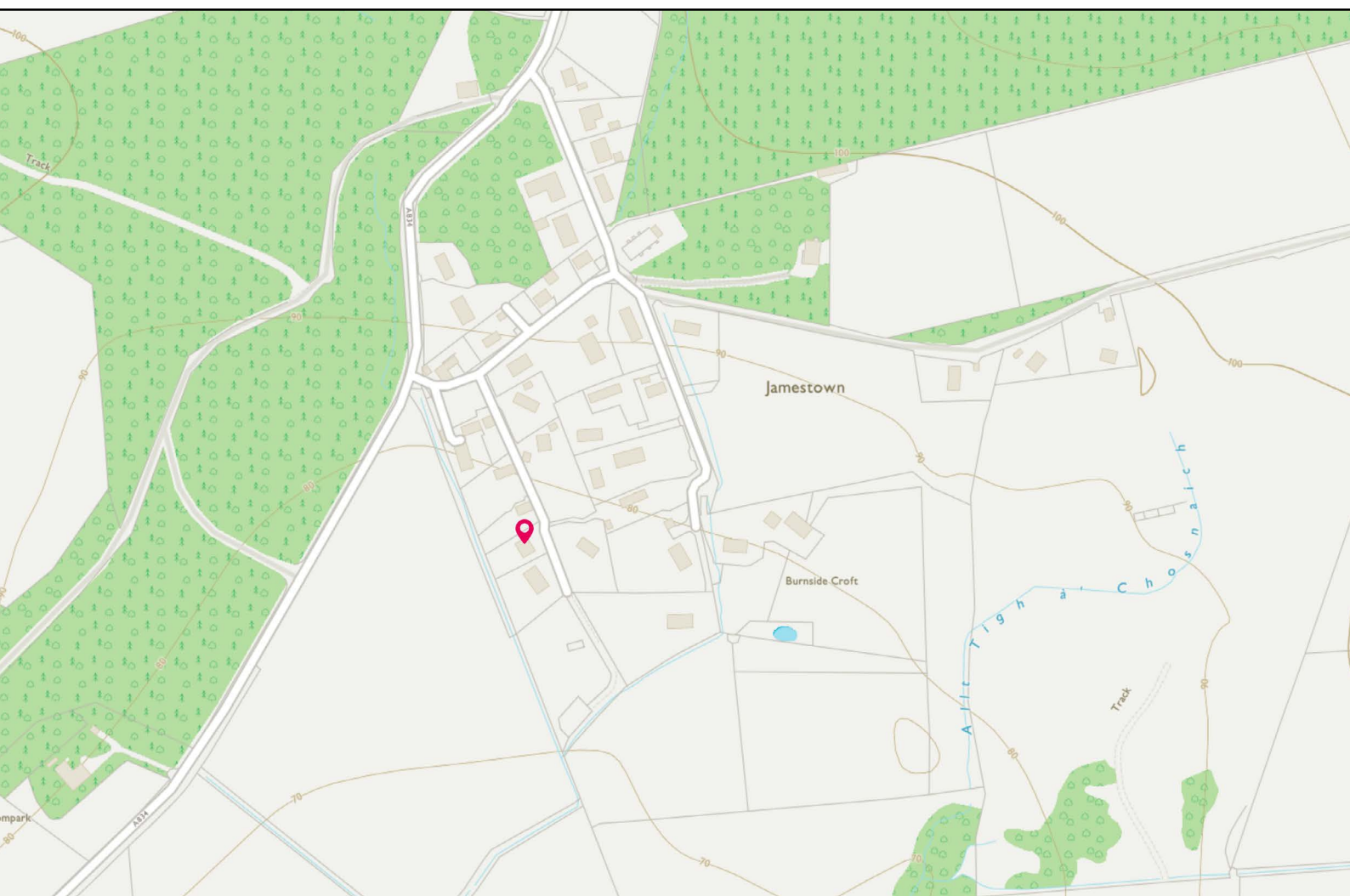


Approximate Dimensions
(Taken from the widest point)

Lounge	10.80m (35'5") x 5.00m (16'5")
Kitchen/Diner	4.60m (15'1") x 4.60m (15'1")
Bedroom 1	5.01m (16'5") x 3.28m (10'9")
Bedroom 2	4.60m (15'1") x 3.40m (11'2")
Bedroom 3	3.80m (12'6") x 3.10m (10'2")
Shower Room	2.85m (9'4") x 2.30m (7'7")
Shower Room	1.80m (5'11") x 1.70m (5'7")

Gross internal floor area (m²): 157m²

EPC Rating: D



The property is located in Jamestown, a popular rural hamlet on the edge of the Victorian spa village of Strathpeffer. From Jamestown, there are pleasant woodland walks to both Strathpeffer and Contin. Strathpeffer is a popular tourist stop and the village square offers a convenience store, delicatessen, gift shop, café's and restaurants. Other amenities include a spa pavilion, doctors surgery, golf course and tennis courts. The market town of Dingwall is located approximately four miles from the property, where a wider range of amenities are available and the capital of The Highlands, Inverness is approximately 20 miles away. Inverness offers extensive shopping in the Eastgate shopping centre and many leisure and entertainment facilities, with Inverness Airport providing transport links to the South, ideal for visiting family or if you are purchasing as a holiday home or let.






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